

CITY OF HERMOSA BEACH
RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN (PDP 23-06) TO REMODEL AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AND REMODEL AN EXISTING TWO-CAR GARAGE WITH SECOND FLOOR WORKSHOP INTO A RESIDENCE WITH FOUR GARAGE PARKING SPACES, AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1 OF THE CEQA GUIDELINES.

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

WHEREAS, on March 08, 2023, the applicant, Geri Ooi Sandahl, filed an application for a Precise Development Plan, to remodel to remodel an existing two-story single-family residence and remodel an existing two-car garage with second floor workshop into a residence with four garage parking spaces at 960 6th Street; and

WHEREAS, the Planning Commission, at its public meeting of November 18, 2025, conducted a public hearing, and considered all testimony and evidence, both oral and written, that was presented to the Planning Commission; and

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15301, Existing Facilities, of the State CEQA Guidelines ("Class 1") as it consists of internal and exterior modification of an existing building. Moreover, none of the exceptions to the categorical exemption(s) apply. The project would not result in a significant cumulative impact of successive projects of the same type in the same place over time, have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resources within a state scenic highway as no scenic state highway exist in the vicinity of the project. Additionally, the project is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for a Precise Development Plan, pursuant to section 17.58.040 of the HBMC:

1. **The design, layout, and other physical features of the project comply with all other applicable provisions of this Title [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;**

The project is located in the Limited Multiple Family Residential (R-2B) Zone. The proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square foot garage with second floor workshop into a single-family residence with four garage parking spaces. The project has been reviewed for compliance, and the design, layout, and physical features of the proposed development would comply with all applicable provisions of the Municipal Code. The HBMC requires that a minimum lot area per dwelling unit not be less than 1,750 square feet per unit, where the project provides 3,269 square feet per unit. The project complies with a maximum lot coverage, which cannot exceed 65 percent of the lot per HBMC Section 17.14.060, as the project proposes 49.6 percent. Off-street parking is provided entirely on-site as required in HBMC section 17.120.030. The development provides two tandem garages and one guest parking space. The project also provides 1,504 square feet of open space where a minimum of 300 square feet per dwelling is required

2. **The design, layout, and other physical features of the project are consistent with the General Plan, and any applicable specific plan or design guidelines;**

The subject property has a General Plan land use designation Medium Density, and is not subject to a specific plan. The purpose of the Medium Density designation is to provide for the enhancement and reinvestment in mixed scale residential neighborhoods. This designation permits property owners to construct two residential units on a single lot. Its purpose is to provide a transition between higher density residential or commercial uses and single-family neighborhoods. The site is also located within the Hermosa Hills neighborhood. This area transitions from high-and-medium density uses adjacent to Pacific Coast Highway and lower density single-family uses closer to Prospect Avenue. The intent of the neighborhood is to improve key pedestrian thoroughfares to enhance connectivity and access while preserving the single-family development pattern of this area. The proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square-foot garage with second floor workshop into a single-family residence above a four garage parking spaces. The identified density range for the land use designation is 13.1-25.0 dwelling units per acre pursuant to PLAN Hermosa. This would allow up to 4 units on the subject property. The proposed project would result in two units which results in 13.1 units per acre. Therefore, the proposed project is consistent with the General Plan.

General Plan Consistency	
Goals & Policies	Findings
Land Use Element	

<p>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high-quality life for residents Policy 1.3 Access to daily activities. Strive to create sustainable development patterns such that the majority of residents are within walking distance to a variety of neighborhood goods and services</p>	<p>The proposed project is located within walking distance of Pacific Coast Highway which provides numerous commercial businesses.</p>
<p>Parks & Open Space Element</p>	
<p>Goal 5. Scenic vistas, viewpoints, and resources are maintained or enhanced Policy 5.7 Light pollution. Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.</p>	<p>Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution</p>

3. **The design, layout, and other physical features of the project comply with any design or development standards applicable to the zone, unless waived or modified pursuant to the provisions of this Title.** The proposed project would remodel a 3,457-square-foot two-story single-family residence and remodel of attached 642-square foot garage with second floor workshop into a single-family residence with four garage parking spaces. The development proposes a contemporary architectural style and would utilize several materials, such as clay tile roof, stucco exterior, metal railings, and wood garage doors to break the monotony and create visual interest. Moreover, the project complies with all design development standards for the R-2B zone as detailed in the project staff report.

SECTION 2. Based on the foregoing, the Planning Commission **hereby approves** the subject Precise Development Plan (PDP 23-06) to remodel an existing two-story single-family residence and remodel an existing two-car garage with second floor workshop into a residence with four garage parking spaces located at 960 6th Street, as set forth in Planning Commission Resolution 25-XX, subject to the following **Conditions of Approval**:

General Conditions

1. The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at its meeting of November 18, 2025, in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC or requirements of this approval.
2. The project shall fully comply with all requirements of the Limited Multiple Family Residential (R-2B) Zone as applicable of the Municipal Code, including but not limited to:

- a. Height, including all required roof-mounted equipment, shall fully comply with the 30-foot height limit. Precise building height compliance shall be reviewed at the time of the building plan review, to the satisfaction of the Community Development Director.
 - b. Architectural treatments and accessory facilities shall be as shown on building elevations, site, and floor plans.
3. The project shall comply with all requirements of the City of Hermosa Beach Building Division, Public Works Department, Los Angeles County Fire Department, and the HBMC.
4. This approval shall not be effective for any purposes until the permittee, Geri Ooi Sandahl, and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department signed affidavits stating that they are aware of, and agree to accept, all the conditions of this grant. The Conditional Use Permit and Precise Development Plan shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.
5. Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration shall be provided.
6. The Planning Commission may review this Precise Development Plan and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the surrounding neighborhood.
7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this permit and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. To the extent permitted by law, permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by any party against the indemnified parties to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
9. Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

Planning

10. All Conditions of Approval shall be printed verbatim on all plans submitted for plan review to the Community Development Department. These conditions shall be indexed on the cover sheet and referenced on the site plan.
11. Landscaping: Any proposed onsite landscaping shall comply with HBMC chapter 8.60, Water Efficient Landscaping and HBMC section 8.44.095(F)(1) and must be submitted to the Community Development Department and be approved prior to issuance of the building permit.
12. Walls/Fences: All walls, or fences, including the visible surface of retaining walls, shall be constructed of, or treated with, an aesthetically pleasing material approved by the Community Development Director, including, but not limited to, masonry block designed and manufactured to be exposed (e.g., split-face, scored, textured or striated); surface treated masonry (e.g. stucco or paint); wrought iron or simulated wrought iron; brick; wood; stucco or paint. Plain gray untreated block not designed or manufactured to be exposed and chain link fences are prohibited (HBMC Section 17.46.130.E).
13. Lighting: All lighting shall be directed downward, fully shielded and illumination shall be contained within the property boundaries. Lighting shall be energy conserving and motion detector lighting shall be used for all lighting except low-level (3 feet or less in height) securing lighting and porch lights. Exterior lighting shall not be deemed finally approved until 30 days after installation, during which period the building official may order the dimming or modification of any illumination found to be excessively brilliant or impacting to nearby properties.
14. All proposed mechanical equipment shall be located outside of required setbacks in accordance with the Hermosa Beach Municipal Code. All mechanical equipment must be screened from public view subject to the review and approval of the Community Development Director or designee.
15. Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be required to cover their loads as

required by California Vehicle Code Section 23114 to prevent excessive amount of dust.

- General contractors shall maintain and operate construction equipment to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but shall be turned off.
16. In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location.
 17. The project shall comply with South Coast Air Quality Management District Rule 1113, limiting the volatile organic compound content of architectural coatings.
 18. Construction projects within the city shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
 19. Project applicants shall identify all measures to reduce air pollutant emissions below SCAQMD thresholds prior to the issuance of building permits. Should attainment of SCAQMD thresholds be determined to be infeasible, construction contractors shall provide evidence of this to the City and will be encouraged to apply for SCAQMD SOON funds.
 20. As a standard condition of approval for future development projects implemented under PLAN Hermosa that involve ground disturbance or excavation:
 - For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits, a qualified paleontologist shall be present during excavation or earthmoving activities.
 - If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.

Building

The following items will require plan review and approval, prior to permit issuance:

21. Submit all architectural, structural, grading, and associated plans for plan review and approval and acquire all required permits.
22. At time of plan check submittal the plans shall include electrical calculations, single line and placement of any utility equipment (as required per the utility providers.)

23. At time of plan check submittal the plans shall include all sump pumps on private property and location of proposed utilities, sewer lines, and main water line, etc.
24. Separate submittal and plan approval required from LA County Fire Land Development Unit, prior to permit issuance. Separate submittal and plan approval required from LA County Fire Sprinkler Unit prior to framing approval.
25. Complete and file the Assumption of Risk for Surface Water
26. The building submittal will need to meet the requirements for a duplex, to include fire ratings, egress, and sound/insulation requirements.

Public Works

27. No new walls or foundation footing will be allowed to be constructed on or over the public right-of-way.
28. A Residential Encroachment permit is required for non-confirming structures located over or within the public right-of-way.
29. If Public Improvements are required. The following items are required, Items 3-8. Prior to issuance of a Building Permit, an approved civil engineering plans prepared by a licensed civil engineer, and approved by Public Works, addressing grading, undergrounding of all utilities, pavement, sidewalk, curb and gutter improvements, on-site and off-site drainage (no sheet flow permitted), installation of utility laterals, and all other improvements necessary to comply with the Municipal Code and Public Works specifications, shall be filed with the Community Development Department.
30. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on the street.
31. Project construction shall protect private and public property in compliance with Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including, if required, an approved Residential or Commercial Encroachment Permit.
32. Sewer manhole rim/lid elevations must be submitted prior to grading and plan check.
33. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after reviewing the sewer lateral video.
34. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 8.44). Implement required Low Impact Development Standards, provide calculations and documents i.e. Appendix D and E of the Storm Water LID Guidelines, submit at time of grading and plan check along with an erosion control plan.

SECTION 3. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after exhaustion of any available administrative remedies, must be made within 90 days after the final decision by the City Council. The Hermosa Beach City

Council may, on its own initiative, review all actions of the Planning Commission. If the City Council does not initiate review of this decision as set forth in Hermosa Beach Municipal Code Section 2.52.040, this decision will become final.

PASSED, APPROVED, and ADOPTED on the 18th of November, 2025.

VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT

CERTIFICATION

I hereby certify the foregoing Resolution PC 25-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of November 18, 2025.

Kate Hirsh, Chair

Alison Becker, Secretary

Date

